

Preliminary Judicial Report



Issued By OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Guaranteed Party Name. CITIZENS BANK, N A

ORDER NO 14NL40532

SCHEDULE A

THE FOLLOWING REAL PROPERTY

SITUATED IN THE CITY OF WILLOUGHBY HILLS, COUNTY OF LAKE AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 11 TRACT NO. 4, AND IS FURTHER DESCRIBED AS FOLLOWS, BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE CENTER LINE OF WHITE ROAD (70 FEET WIDE) AND EMERALD LAKES BOULEVARD (70 FEET WIDE) SAID POINT BEING DISTANT NORTH 0 DEGREES 10 MINUTES 40 SECONDS EAST 1626 56 FEET FROM A POINT IN THE SOUTHERLY LINE OF SAID LOT NO. 11 TRACT NO. 4, WHICH POINT IS DISTANT SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST ALONG THE SAID SOUTHERLY LINE 1223 80 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT, WHICH IS ALSO THE SOUTHWESTERLY CORNER OF SAID LOT, WHICH IS ALSO THE SOUTHWESTERLY CORNER OF SAID COUNTY, THENCE EASTERLY ALONG THE CENTER LINE OF WHITE ROAD ON A CURVED LINE DEFLECTING TO THE LEFT, 135 25 FEET, SAID CURVED LINE HAVING A RADIUS OF 1393 56 FEET AND THE CHORD OF WHOSE ARC BEARS NORTH 81 DEGREES 34 MINUTES 06 SECONDS EAST, 135 20 FEET TO A POINT OF TANGENCY, THENCE NORTH 5 DEGREES 39 MINUTES 05 SECONDS EAST 35 FEET TO A POINT OF TANGENCY IN THE NORTHERLY LINE OF WHITE ROAD, THENCE SOUTH 64 DEGREES 20 MINUTES 55 SECONDS EAST ALONG THE NORTHERLY LINE OF WHITE ROAD, 72 03 FEET TO A POINT, SAID POINT BEING THE PRINCIPAL PLACE OF BEGINNING, THENCE SOUTH 84 DEGREES 20 MINUTES 55 SECONDS EAST CONTINUING ALONG THE NORTHERLY LINE OF WHITE ROAD 125 00 FEET TO A POINT, THENCE NORTH 0 DEGREES 15 MINUTES 36 SECONDS WEST ALONG THE WESTERLY LINE OF LAND CONVEYED TO ADELBERT H. FINNEY, EXECUTOR BY DEED DATED AUGUST 6, 1930 AND RECORDED IN VOLUME 136, PAGE 403 OF LAKE COUNTY DEED RECORDS, A DISTANCE OF 417 54 FEET TO AN IRON PIN, THENCE NORTH 89 DEGREES 37 MINUTES 20 SECONDS WEST, A DISTANCE OF 94.32 FEET TO AN IRON PIN ON THE EASTERLY LINE OF PROPERTY OF JAMES E. MCVEY BY DEED DATED JUNE 17, 1937 AND RECORDED IN VOLUME 162, PAGE 65 OF LAKE COUNTY RECORDS, THENCE SOUTH 0 DEGREES 22 MINUTES 40 SECONDS WEST, FOLLOWING ALONG THE EASTERLY LINE OF SAID JAMES E. MCVEY PROPERTY, A DISTANCE OF 310 00 FEET TO A POINT, THENCE NORTH 63 DEGREES 19 MINUTES 54 SECONDS WEST FOLLOWING ALONG THE LINE OF SAID JAMES E. MCVEY PROPERTY A DISTANCE OF 29 64 FEET TO AN IRON PIN, THENCE SOUTH 0 DEGREES 22 MINUTES 40 SECONDS WEST, CONTINUING ALONG THE EASTERLY LINE OF SAID JAMES E. MCVEY PROPERTY OF DISTANCE OF 125 FEET, TO THE PLACE OF BEGINNING AND CONTAINING 1 00 ACRE OF LAND, AUGUST 1953, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM WANDA A. SLUSARSKI, NOT MARRIED, RECORDED 10/8/10/2007 IN DOCUMENT NUMBER 12007R028193, IN SAID COUNTY AND STATE

COMMONLY KNOWN AS 127705 WHITE RD, WICKLIFFE, OH, 44092

SCHEDULE B

1. First Half of the 2014 taxes in the amount of \$1,869.24 PLUS PENALTIES AND INTEREST are DELINQUENT. Second Half of the 2014 taxes in the amount of \$1,869.24 are DUE. Total DELINQUENT AND DUE FOR 2014 AND PRIOR YEARS is \$5,903.96. CALL FOR CORRECT PAYOFF AMOUNT. Due dates are 02/2015 AND 06/2015. Parcel Number is 31A007B000200. Land Value: \$151,500.00. Building Value: \$166,620.00. Total Value: \$318,120.00. Subject to any special assessments, or unpaid utilities, included but not limited to sewer and water. All tax information provided in this title commitment or tax certificate (whichever applies) was retrieved from the taxing authority.

2. MORTGAGE dated 10/21/2005 and recorded 02/04/2005 as set forth in Document No. 12005R004416, made by EUGENE J. SLUSARSKI AND WANDA A. SLUSARSKI, HUSBAND AND WIFE to CHARTER ONE BANK, N.A., 1215 SUPERIOR AVENUE CLEVELAND, OH 44114, to secure an indebtedness in the amount of \$100,000.00.

3. AFFIDAVIT FILED 10/24/2011 SET FORTH IN INSTRUMENT NUMBER 2011R024194, AFFIANT LAURA KRAMER KUNS AS AN EMPLOYEE OF THE LAKE COUNTY HEALTH DEPARTMENT, 33 MILL STREET, PAINESVILLE, OH 44077, ORDERING OWNER, JEAN MARIE SLUSARSKI TO CONNECT TO AVAILABLE SANITARY SEWER. AFFIANT STATES THAT SAID PROPERTY (PARCEL 31-A-007-B-00-020-0) IS SUBJECT TO SAID ORDER, AND THAT SAID ORDER WILL BE ENFORCED AGAINST SUBSEQUENT OWNERS OF THE PROPERTY.

4. NOTE: RECORD OF DEATH RECORDED FOR EUGENE J. SLUSARSKI, DATE OF DEATH 9/15/2006, AS EVIDENCED BY DEATH CERTIFICATE ATTACHED TO AFFIDAVIT OF SURVIVING SPOUSE OR JOINT SURVIVOR FILED 10/13/2006 IN DOCUMENT NUMBER 2006R041893.

5. Subject to the review and approval of said legal description for conveyance, by County Auditor/Engineer prior to sale. Note: additional requirements and/or exceptions may be placed at that time.

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